

**MINUTES OF THE  
AUBURN CITY PLANNING COMMISSION  
FEBRUARY 1, 2005**

The regular session of the Auburn City Planning Commission was called to order on February 1, 2005 at 7:00 p.m. by Chairman Smith in the Council Chambers, 1225 Lincoln Way, Auburn, California.

**COMMISSIONERS PRESENT:** McCord, Merz, Powers, Chrm. Smith

**COMMISSIONERS ABSENT:** S. White

**STAFF PRESENT:** Will Wong, Community Development Director; Reg Murray, Associate Planner; Bryan Jones, Associate Civil Engineer; Janet Ferro, Administrative Assistant

**ITEM I: CALL TO ORDER**

**ITEM II: APPROVAL OF MINUTES**

On the issue of approving minutes, Director Wong advised that he had discussed this with the City Attorney who advised that new Planning Commissioners could approve the minutes of the meetings they had not attended.

The minutes of September 21, October 5, October 19, November 16, December 21, 2004, January 4 and January 18, 2005 were approved as submitted.

**ITEM III: PUBLIC COMMENT**

None.

**ITEM IV:**

**PUBLIC HEARING ITEMS**

- A. **Design Review Amendment – 1255 Racquet Club Drive (Auburn Racquet Club) – File DRP AMEND 02-3(B).** The applicant requests approval of a Design Review Amendment to modify the approved phasing plan for the Auburn Racquet Club.

Reg Murray gave the history of this project, most recently an amendment was approved last year that split the project into two phases because of increased development costs. Due to further increased costs, at this time the applicant is requesting to further amend the phasing of the project and he reviewed the development phasing proposed. Notable features of the plan include: Perimeter wall; parking; and building elevations.

There was discussion with the Commissioners on drainage issues that occurred when this project was first approved in 2002. Murray advised that drainage and erosion control plans have now been put into place and earlier drainage problems have been resolved to the satisfaction of the Public Works Department.

The public hearing was opened.

Lee Buckingham, project architect, gave additional details on the drainage system and how it is being addressed in each phase of the project.

The public hearing was closed.

Comm. McCord **MOVED** to approve the Design Review Permit Amendment for the Auburn Racquet Club Expansion – 1255 Racquet Club Drive subject to the conditions listed.

Comm. Merz **SECONDED**.

AYES: McCord, Merz, Powers, Chrm. Smith  
NOES: None  
ABSTAIN: None  
ABSENT: White

The motion was approved.

The Chairman announced the 10-day appeal period.

- B. **Use Permit – 1101 Maidu Drive (Courthouse Athletic Club) – File UP 04-8.** The applicant requests approval of a Use Permit to allow a fitness club in the Neighborhood Commercial zone.

Reg Murray gave the staff report on this request. He described the proposed health club activities, parking available, area traffic, and compatibility with neighboring parcels. He reviewed a survey of peak times of current fitness clubs and explained how these times could dovetail with other businesses expected to locate in the complex.

The public hearing was opened.

Art Chappell, applicant and owner of the existing Courthouse Athletic Club, gave additional information on why he believed that a smaller neighborhood gym in this location would provide quality time-sensitive fitness programs in a convenient location for area residents.

Comm. Powers noted concerns with parking. Chappell advised that in comparing his existing facility to the fewer number of uses in this facility and with faster programs offered, he felt that the parking provided should be sufficient.

Stu Briskin, owner of the complex, resides in the neighborhood. He stated that parking is a concern of his also and he also feels comfortable that it will be adequate for this facility.

The following neighborhood residents spoke in favor of the project, mainly because of the convenient location that would encourage walking or bicycling to gym:

Eric Sprouse  
Jack Reinking  
Mike Loveland  
Robin Reinking

The following neighborhood residents opposed the project as proposed:

Tracy Harris  
Pepper Benz  
Jim Ebert

Lana Linton  
David Swart

The concerns noted were:

Inadequate parking  
Dangerous location for the parking lot entrance  
Additional homes coming to nearby area  
Noise pollution  
Long hours of operation  
Project not right for the neighborhood  
Child care area proposed in bad location  
Traffic peak times for gym coincides with peak times for cars  
delivering children to nearby school.

Art Chappell, applicant, returned to address several items mentioned. Adequate parking is important to his business and he believed that the parking proposed would be sufficient. He advised that the outdoor child care area planned would be in the back of the facility and would operate from 9:00 a.m. to 1:00 p.m. The club will be designed with equipment intended for quick workouts and parking for long times should not be a problem.

Lana Linton returned to suggest the possibility of a turn lane into the complex from Maidu Drive.

Stu Briskin, complex owner, described the proposed lighting in the parking lot and why he did not believe it would be a problem.

Pepper Benz returned to ask that the applicant be required to add landscaping to the area between the homes in his subdivision and the proposed complex to screen the view.

The public hearing was closed.

The Chairman called for a 5-minute break.

The meeting reconvened at 8:35 p.m.

The Commissioners discussed the proposal and concerns regarding bicycle racks, hours of operation, parking, and location of the play area, and possible conditions that could be added to address these concerns.

Staff suggested adding the following five additional conditions:

3. Bicycle racks shall be provided at the building to the satisfaction of the Community Development Department.
4. Hours of operation shall be as follows:
  - 4:00 a.m. to 10:00 p.m. weekdays
  - 8:00 a.m. to 7:00 p.m. week-ends
  - 8:00 a.m. to 4:00 p.m. holidays
  - Closed Easter, Thanksgiving, Christmas
5. Post appropriate signs at the facility to inform membership not to park off-site.
6. Children's outdoor play area shall be located on the north side of the parking lot, adjacent to the northwest corner of the building, to the satisfaction of the Community Development Department.
7. At a minimum, parking for the site shall be reviewed on an annual basis by City staff. If at any time staff determines that insufficient on-site parking exists, the applicant shall be required to implement programs to eliminate the use of off-site parking. If said programs are unable to eliminate the use of off-site parking, staff shall initiate proceedings to revoke the use permit.

Comm. Powers **MOVED** to find the request Categorical Exempt from the California Environmental Quality Act per Section 15301, and to approve the Use Permit for a fitness club in the Neighborhood Commercial zone district subject to the findings and the conditions listed as well as the five conditions suggested by staff.

Comm. McCord **SECONDED**.

AYES: McCord, Merz, Powers, Chrm. Smith  
NOES: None  
ABSTAIN: None  
ABSENT: White

The motion was approved.

The Chairman announced the 10-day appeal period.

Chairman Smith added that he believed that no one would want to start a neighborhood business and begin by upsetting all the neighbors. Growth is inevitable and the goal of the Planning Commission is to address the cumulative effect of one project on another and the traffic impact that would occur with the new development.

**ITEM V: COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS**

**A. City Council Meetings**

Director Wong reviewed recent City Council meetings.

**B. Future Planning Commission meetings.**

Director Wong discussed future meetings. He noted that staff is working on a project list for the Commissioners.

**C. Reports**

None.

**ITEM VI: PLANNING COMMISSION REPORTS**

Comm. McCord noted the upcoming leadership study session for a fee of \$50 per person and there was discussion of how the expense could be covered.

**ITEM VII: FUTURE PLANNING COMMISSION AGENDA ITEMS**

Comm. Smith mentioned his previous request for review of the Zoning Ordinance regarding permitted uses and he was assured by staff that it would be addressed at a future meeting.

**ITEM VIII: ADJOURNMENT**

The meeting was adjourned at 8:59 p.m.

Respectfully submitted,

Janet Elaine Ferro, Administrative Secretary